



**Lambert
Smith
Hampton**

020 7198 2000

To Let

Office Property

Refurbished Self Contained Office Suites To Let

87 Blackfriars Road, South Bank, London, SE1 8HA



- 450 - 1,158 Sq Ft (42 - 108 Sq M)
- Within close proximity of Southwark Station
- Stunning private terrace on the 5th floor
- Passenger lift and disabled WC/shower facilities

Lambert Smith Hampton

The Borough Suite, 8 St Thomas Street, London SE1 9RS T +44 (0)20 7198 2000

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Location



Situated on the west side of Blackfriars Road close to the junction of Union Street.

The offices are located within a short walk from some of London's best cultural attractions, including Borough Market, Shad Thames and Flat Iron Square, an exciting new food, bar and music venue.

The offices have recently been comprehensively refurbished to a high standard and benefit from excellent transport communications being located within a minutes walk of Southwark Station and an 8 minute walk from Waterloo Station.

Description

The property has recently undergone a substantial refurbishment and benefits from the following amenities:

- Recently refurbished
- DDA compliant
- 8 person passenger lift
- Suspended ceiling
- Integral light fittings
- 24 hour access
- Flexible lease term
- Air conditioning units

Accommodation	Sq ft	Sq m
4th	708	66
5th	450	42
TOTAL	1,158	108

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

TBC

Terms

New lease(s) direct from the Landlord, for terms by arrangement.

The lease will be contracted outside the security of tenure and compensation provisions of the Landlord and Tenant Act 1954 Part II (as amended).

Service charge

TBC

Rent

£36,500 per annum (4th floor)

£23,500 per annum (5th floor)

EPC Rating

Available on request

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

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**Lambert
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